



## CONSTRUCTION BULLETIN

Volume XXX

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Number 45

*Real Estate Economists, Appraisers and Counselors*

### CONSTRUCTION ACTIVITY FOR FIRST HALF OF 1961

**R**ESIDENTIAL construction during the first six months of 1961 rose very slightly over the same period of 1960. The total number of dwelling units constructed in this period amounted to 532,847 units compared to 530,107 units in 1960. Private housing decreased from 518,036 in 1960 to 509,985 units in 1961. This decrease in private housing was offset by an increase of 10,791 public housing units in this same period.

It is well to point out that during the first six months, 23.4 percent of all units constructed were in apartment buildings having five or more units. This compares with 16.9 percent in the same period of a year ago. Overall, single-family units comprised only 70 percent of the total number of private units started, a decrease from the previous year when they comprised 76.7 percent of the private housing starts. Table I gives a breakdown of private and public starts, together with distribution by units.

**TABLE I**  
**NUMBER OF NEW HOUSING UNITS AUTHORIZED IN**  
**PERMIT-ISSUING PLACES IN THE UNITED STATES**

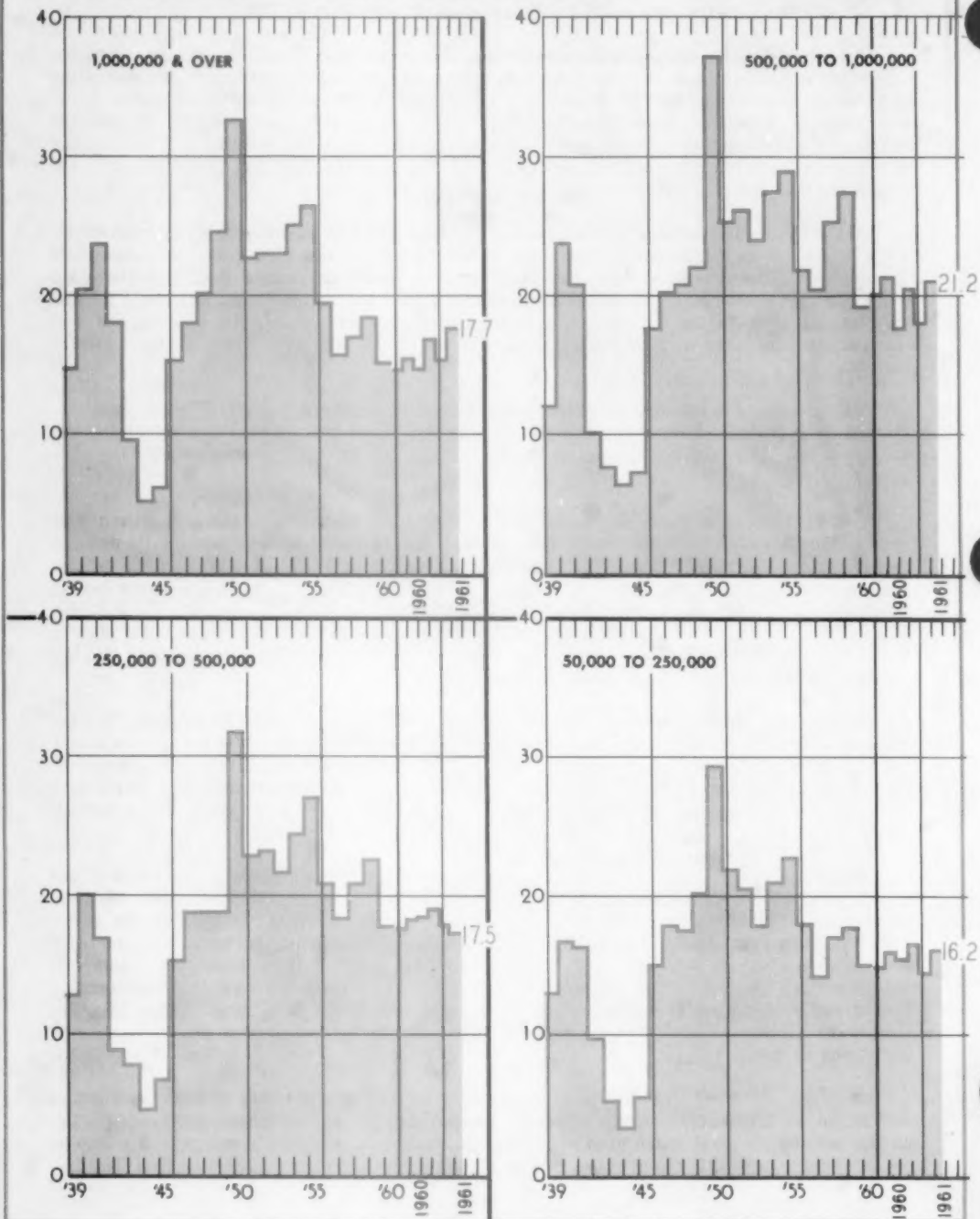
	First Six Months			
	1960		1961	
<u>Private</u>	518,036	100.0%	509,985	100.0%
1 family	397,161	76.7	356,949	70.0
2 family	21,657	4.2	19,818	3.9
3-4 family	11,692	2.2	13,888	2.7
5 or more	87,526	16.9	119,330	23.4
<u>Public</u>	12,071		22,862	
<u>Total</u>	530,107		532,847	

In the 177 reporting areas, the largest percentage increase in construction occurred in Charlotte, North Carolina, where the increase was 114.8 percent above a year ago. Denver, Colorado, although second in percentage increase with 100.9 percent, showed the greatest increase in the number of dwelling (cont. on page 512)

# NEW FAMILY ACCOMMODATIONS

IN METROPOLITAN AREAS—CLASSIFIED BY SIZE OF POPULATION

NUMBER BUILT PER MONTH  
PER 10,000 FAMILIES



## EXPLANATION OF CHARTS

**R**ESIDENTIAL building in all metropolitan areas of the United States as defined by the 1950 Census is charted on the following pages. The 168 areas include all areas in which the central city had a 1950 population of more than 50,000.

In each city all suburbs, incorporated and unincorporated areas, have been contacted and every effort has been made to make this report as complete as possible. In most cities it has been possible to include practically all of the suburbs within the metropolitan area. For example, the New York City and Northeastern New Jersey area figures include the building in 326 suburban communities; the Chicago area includes building in 174 suburban communities; Philadelphia, 198; Detroit, 110; Los Angeles, 61; and Cleveland, 65. In all, more than 2,300 communities are represented in these charts.

On the charts the figures are expressed as the number of new family units started per 10,000 families in each metropolitan area as indicated by building permits. In nonpermit-issuing areas, we requested the tax clerk to report to us the number of dwelling units added to the tax roll each month. In this computation, a single-family dwelling counts 1, a 2-family dwelling counts 2, and a 24-family apartment counts 24. All public housing and war housing projects have been included, along with buildings that were privately built and financed.

The blue italicized numerals on each chart give the number of new family accommodations built in the last 3 months for which figures are available. These are actual figures and are not adjusted for the number of families. The red italicized numerals give the corresponding figures for the corresponding period of a year ago.

It should be noticed on the individual charts that separate averages (medians) have been used for four groupings of metropolitan areas. The average number of new family accommodations built per month per 10,000 families is shown from 1929 to the present for metropolitan areas having from 50,000 to 250,000 people (the solid red line); for areas having from 250,000 to 500,000 people (the beaded red line); for areas having from 500,000 to 1,000,000 people (the dash-dot line); and for those areas having a population of over 1,000,000 (the dashed red line). Ninety-one areas fall into the first category; 44 into the second; 19 into the third; and 14 into the fourth.

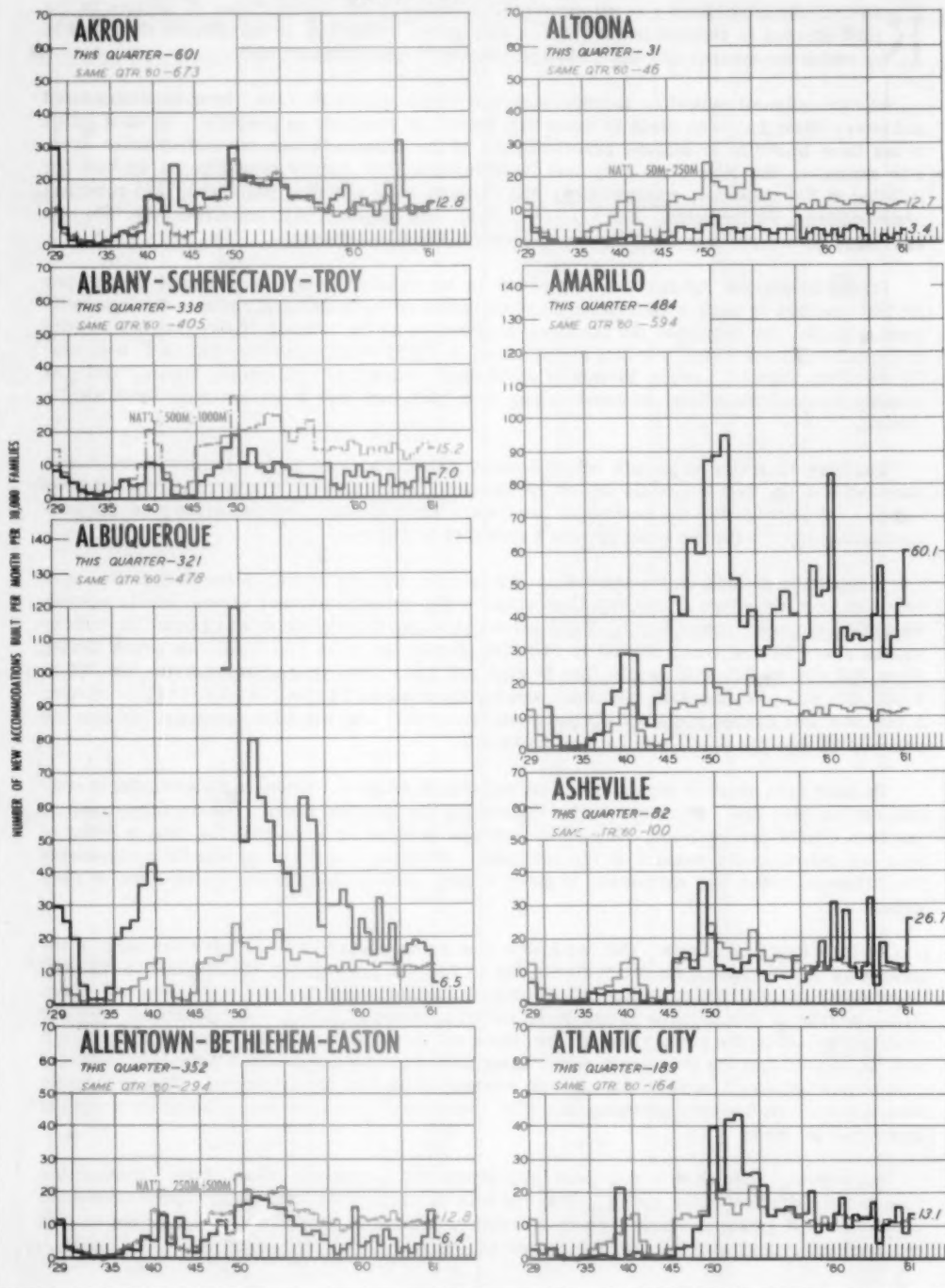
On each area chart is shown in red the national average for areas in its grouping in contrast to the blue line, which shows the figures for the specific area. The averages used on the area charts are medians. A median average is found by arranging the data in order of size and selecting the amount at the midpoint. Because a median average thus eliminates the influence of the two extremes, it gives a very good picture of the typical area in each group.

On the chart on page 490 we have also shown national averages for each of the groupings of metropolitan areas: (1) 50,000 to 250,000 population; (2) 250,000 to 500,000 population; (3) 500,000 to 1,000,000 population; and (4) 1,000,000 population and over. These averages should more properly be called arithmetic means. An arithmetic mean is obtained by adding the amounts of all the items and then dividing by the number of items. It will be noticed that the arithmetic mean, being influenced by areas with a greatly accelerated rate of new building, is above the median average of each of the groupings. The arithmetic means are given for each grouping in order that a comparison of new building on a volume basis may be made.

We repeat, the chart on page 490 shows the arithmetic mean of the construction rate in the different-sized areas. The red line on each of the individual charts shows the median for the group in which each area belongs, making it possible to compare the rate in one area (blue line) with the average rate of all other areas of comparable size (red line).

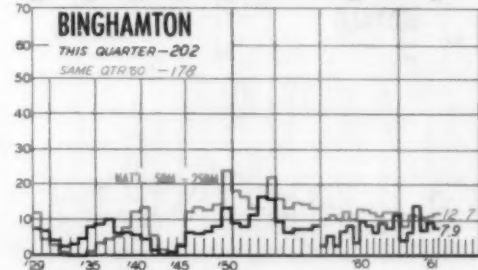
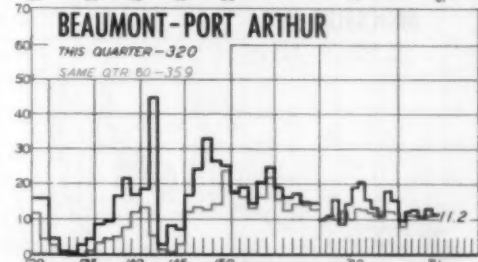
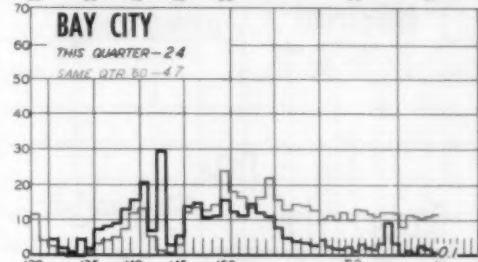
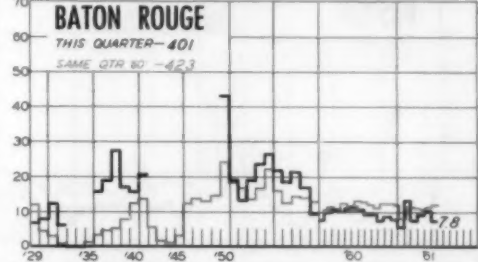
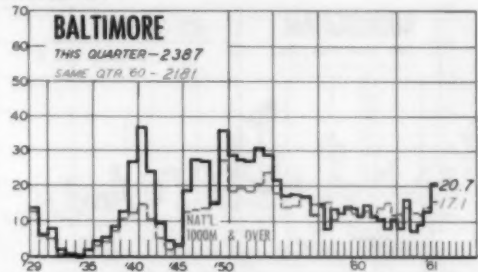
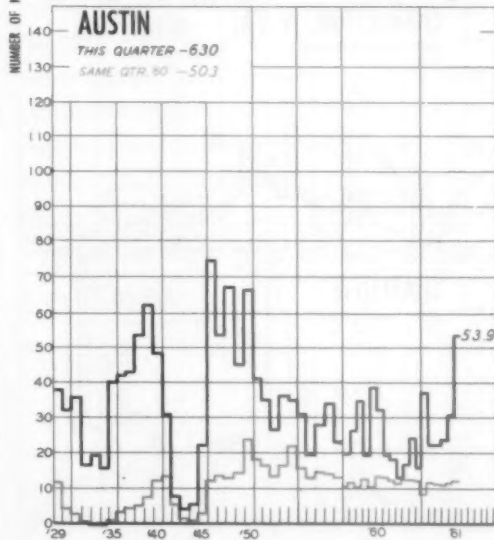
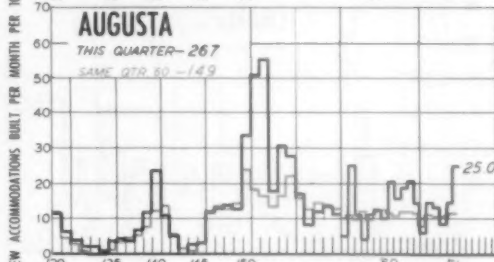
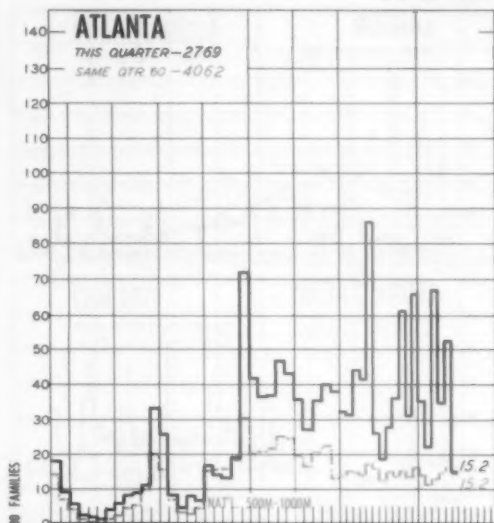
# NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES

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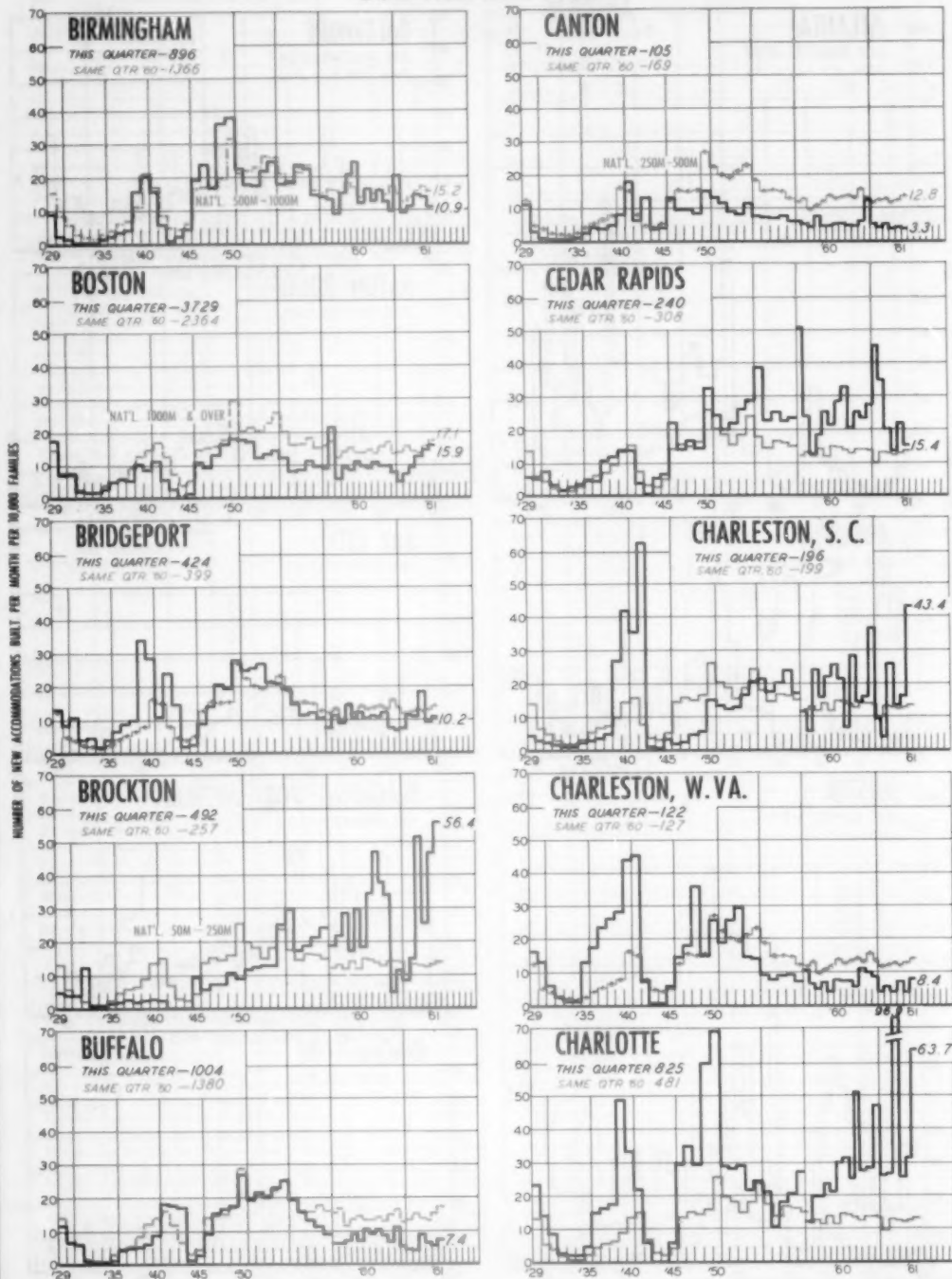
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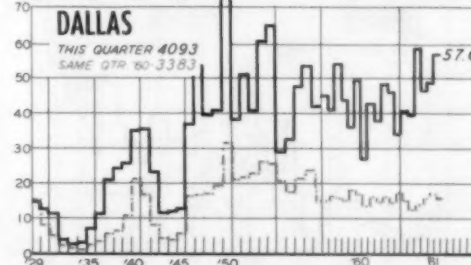
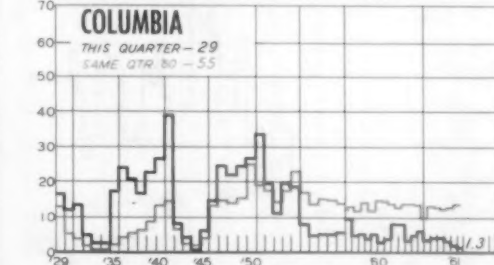
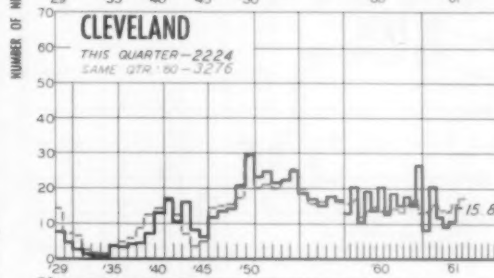
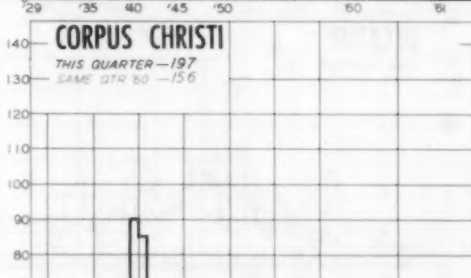
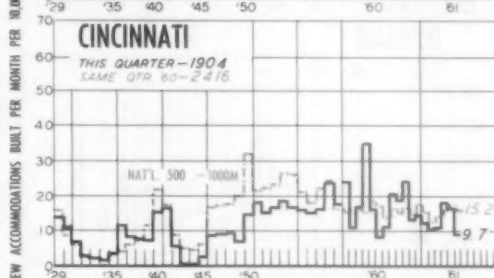
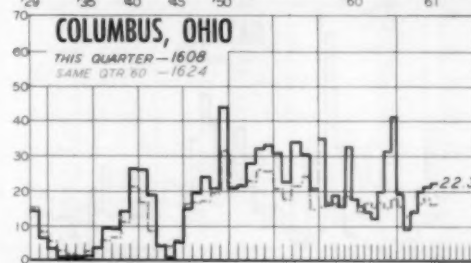
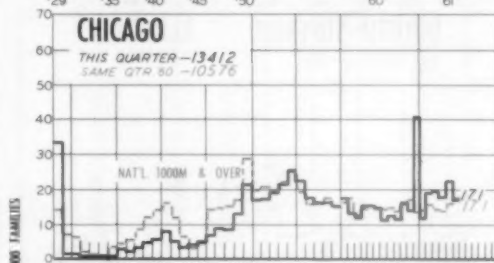
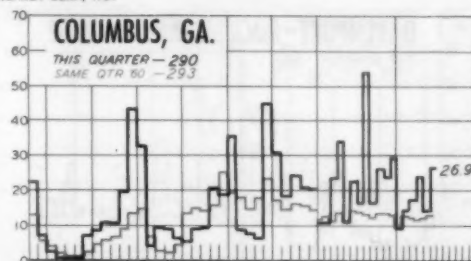
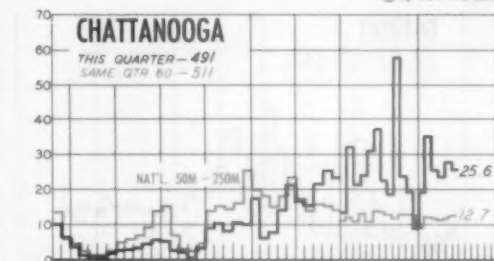
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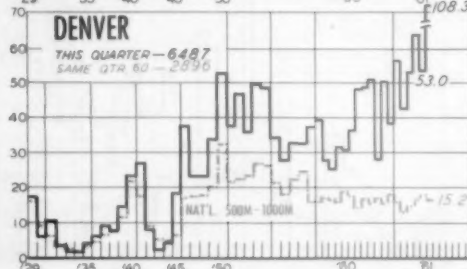
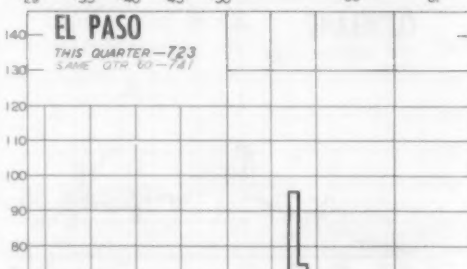
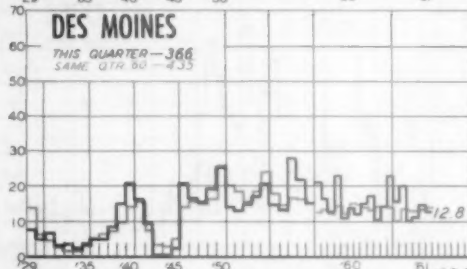
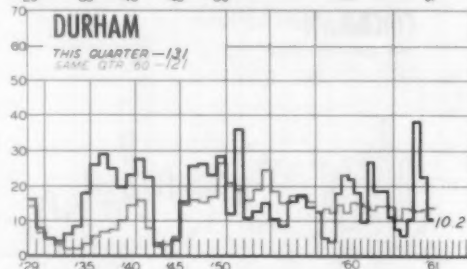
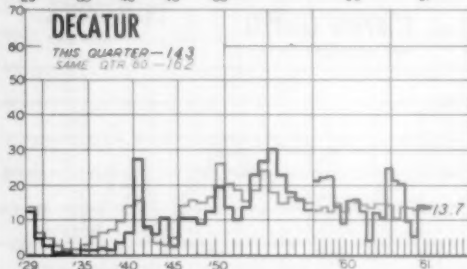
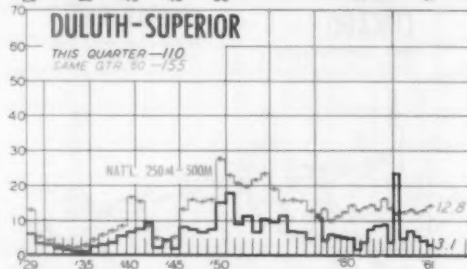
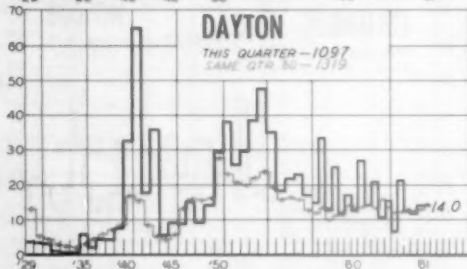
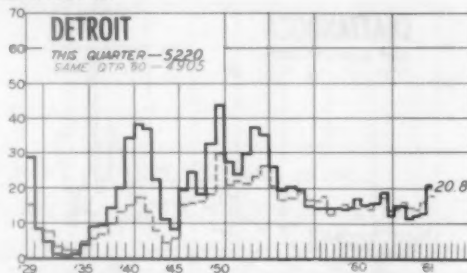
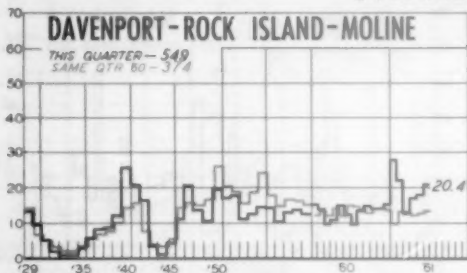


NUMBER OF NEW ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES

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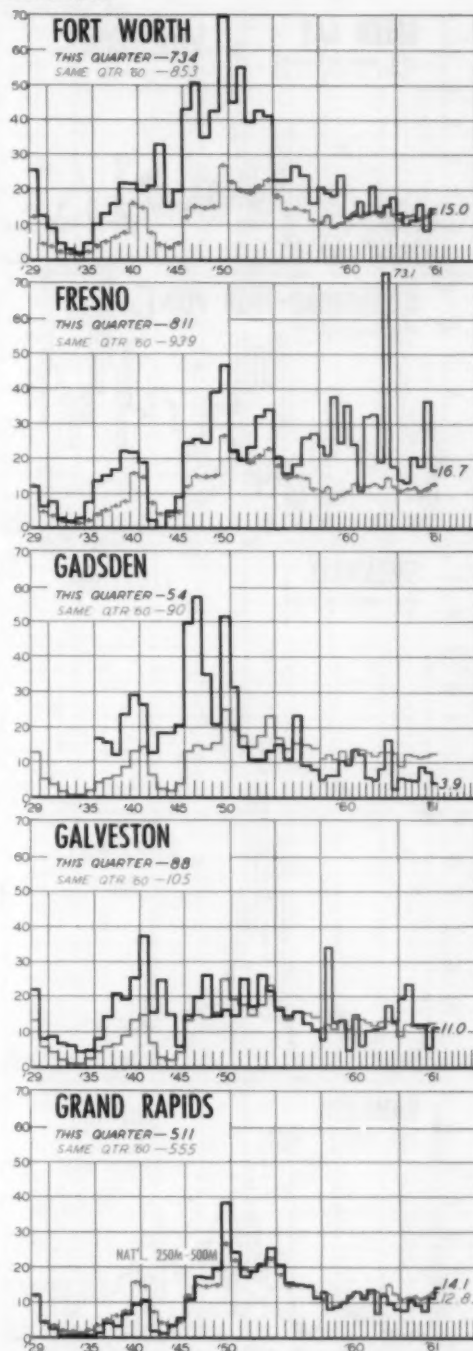
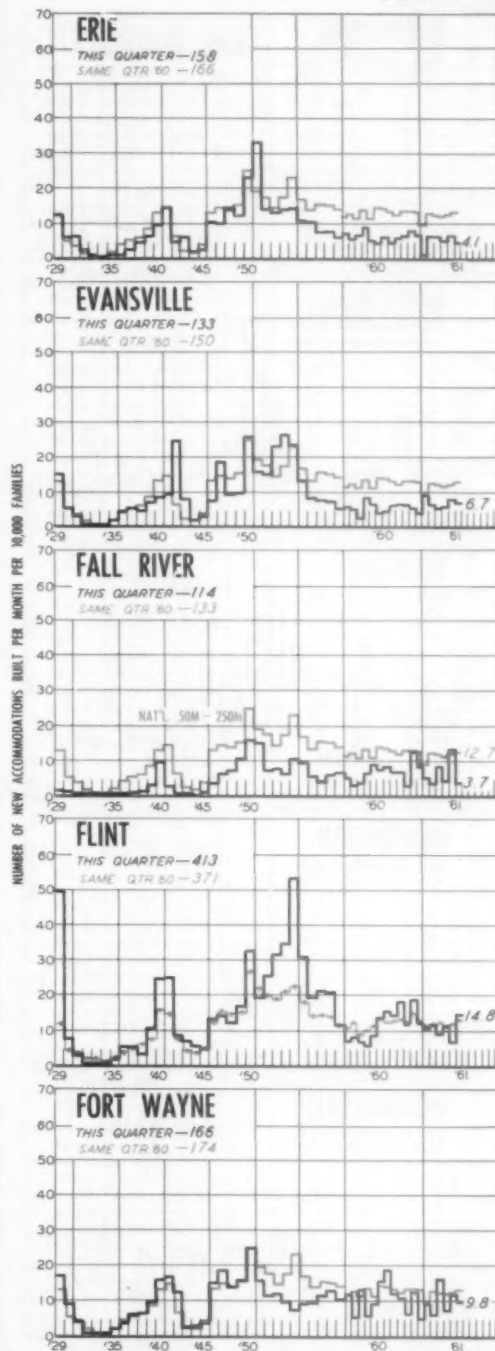
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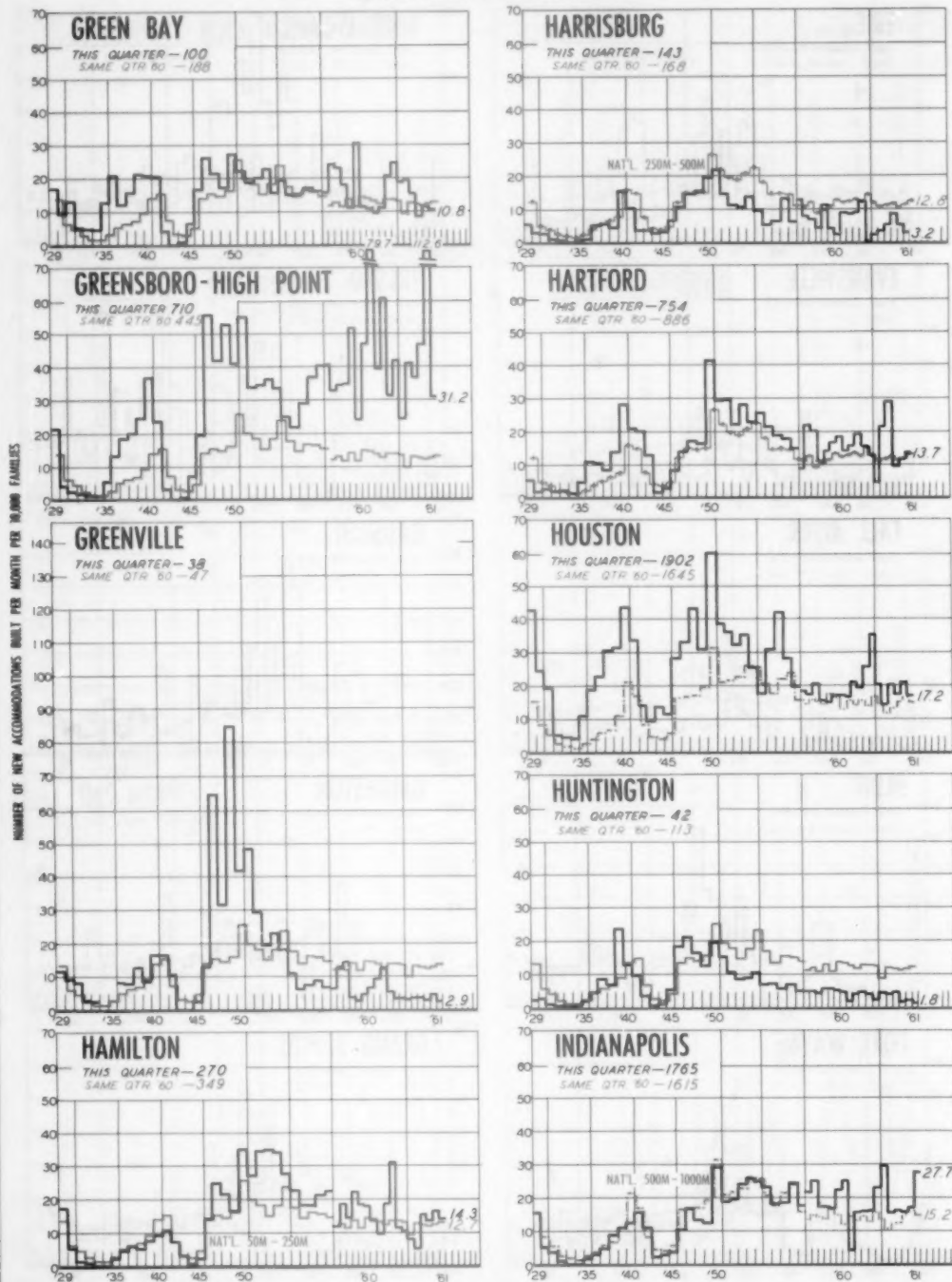
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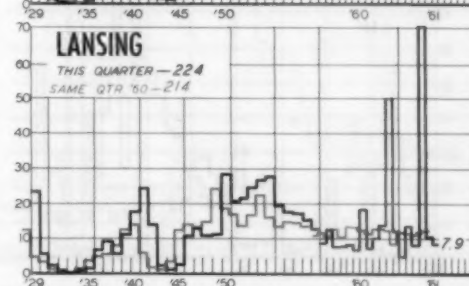
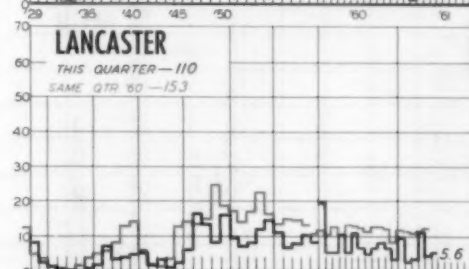
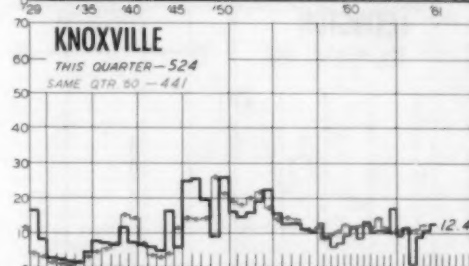
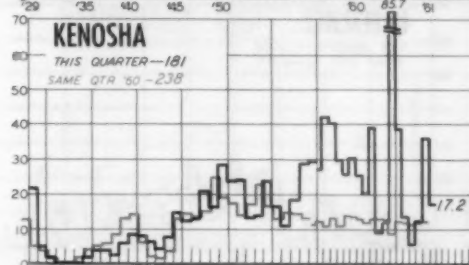
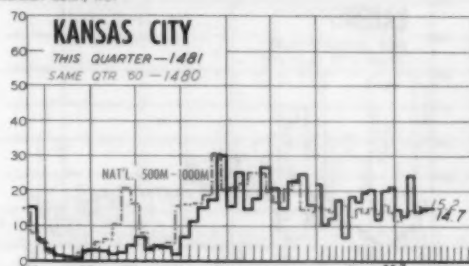
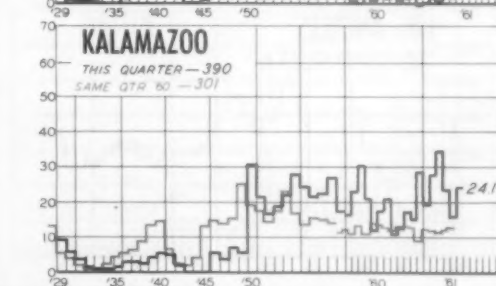
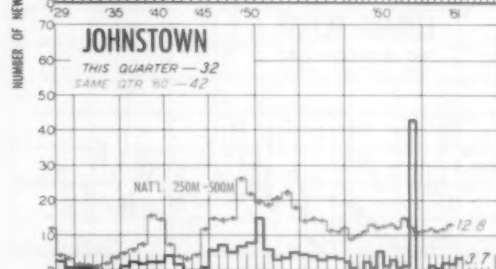
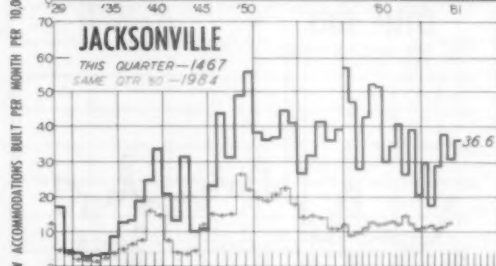
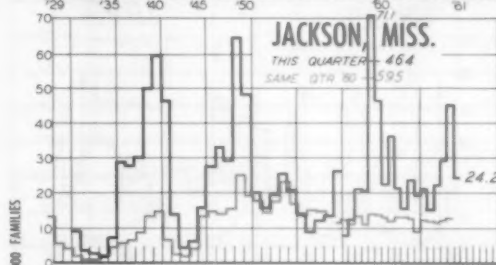
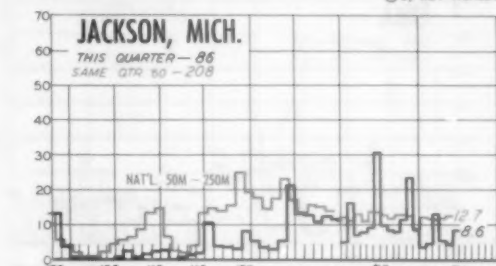
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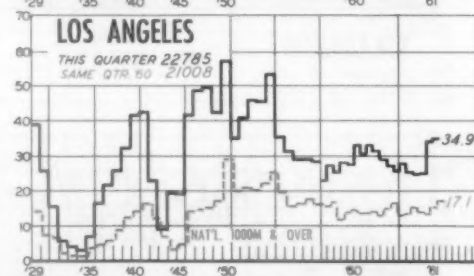
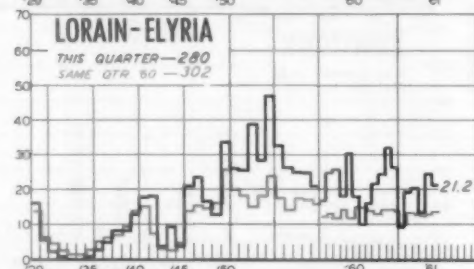
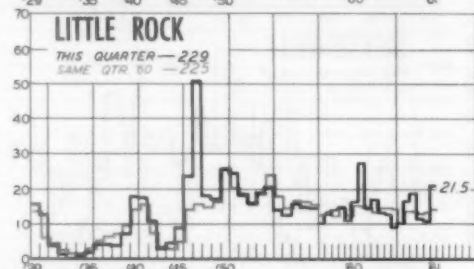
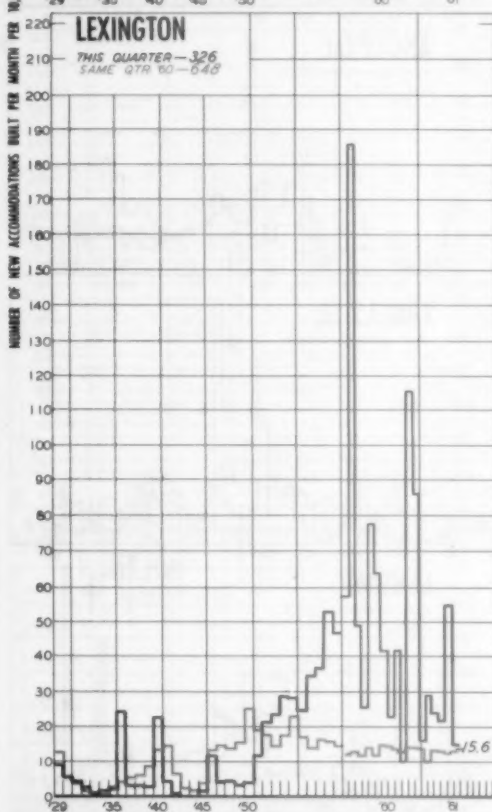
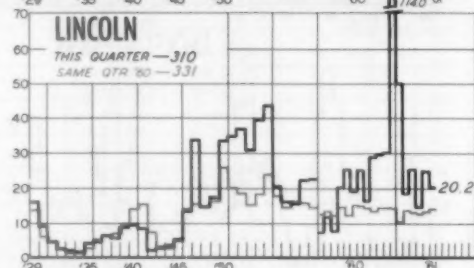
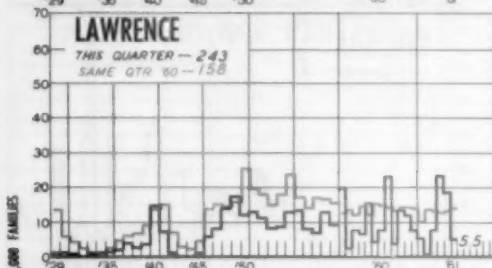
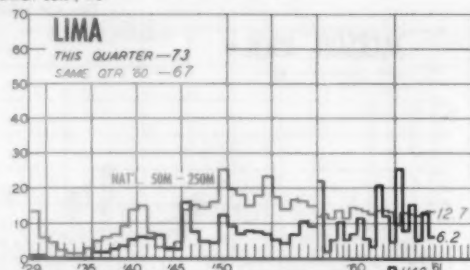
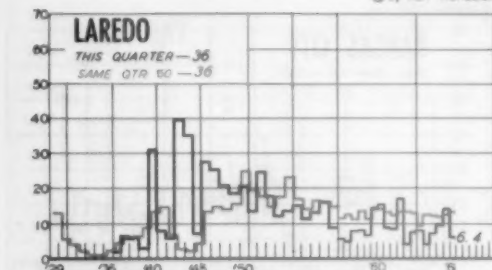
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NUMBER OF NEW ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES

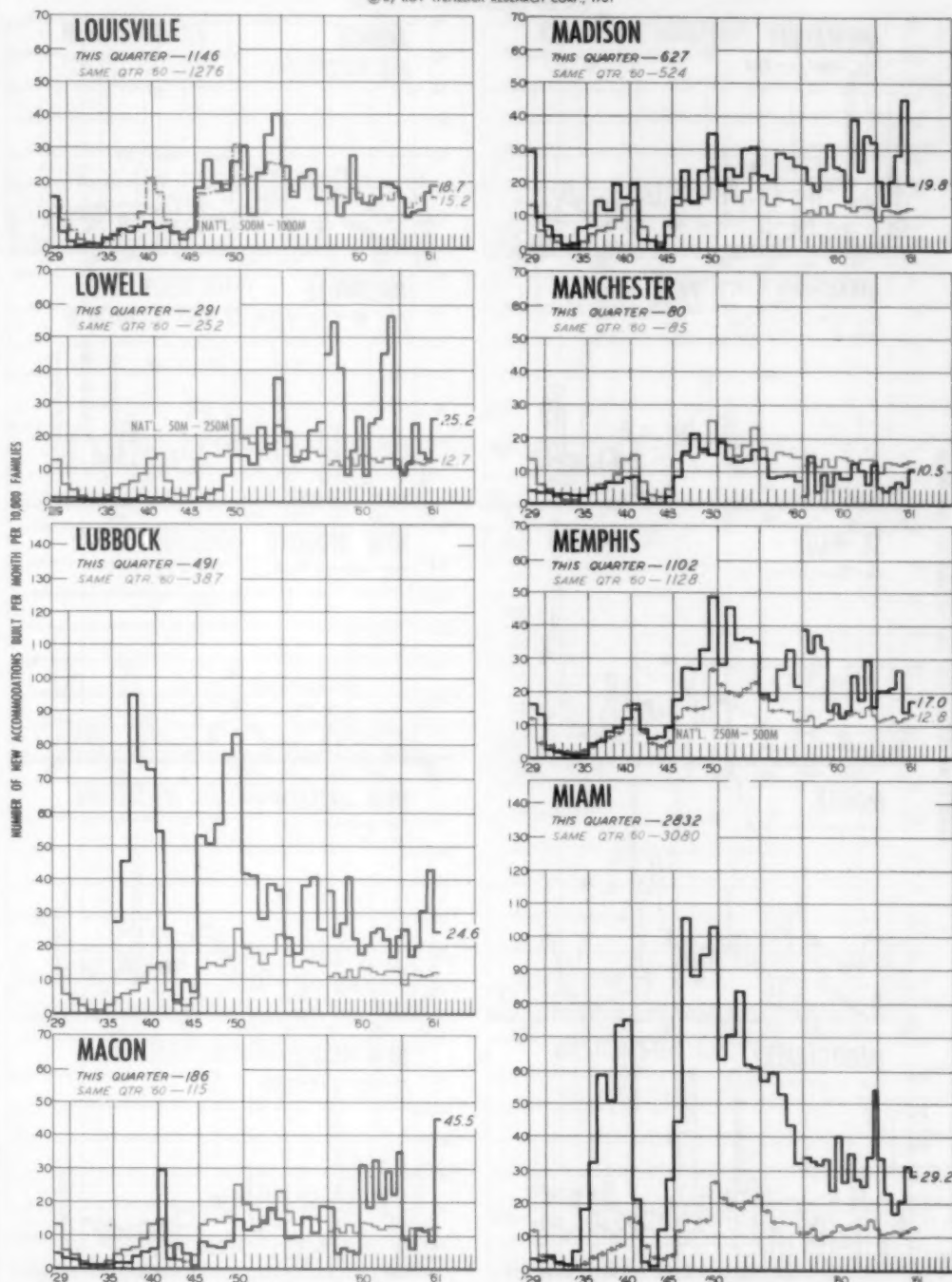
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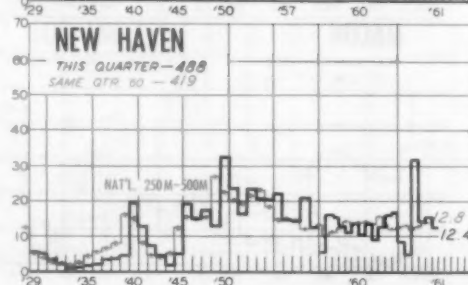
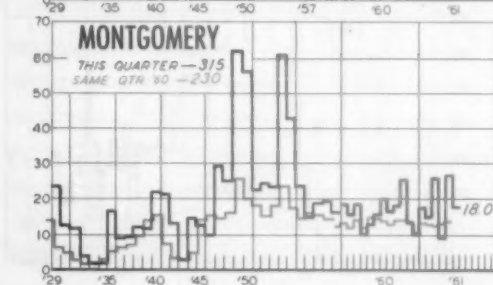
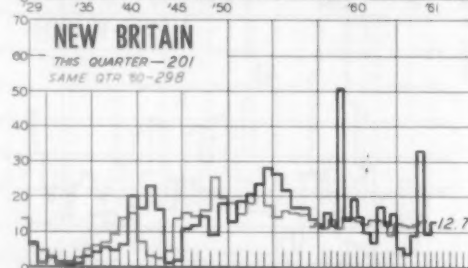
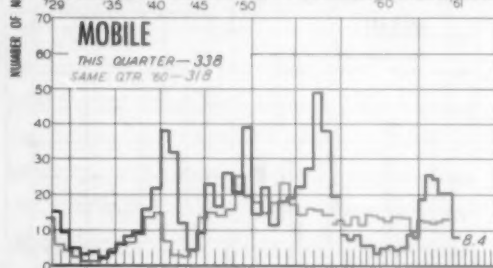
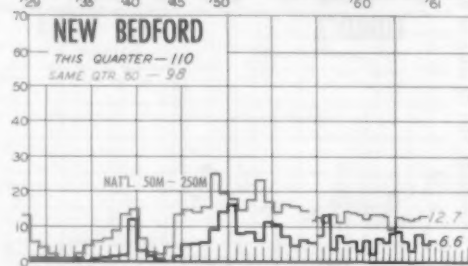
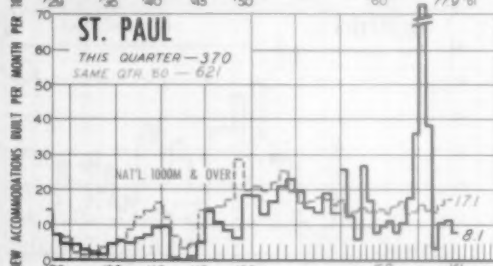
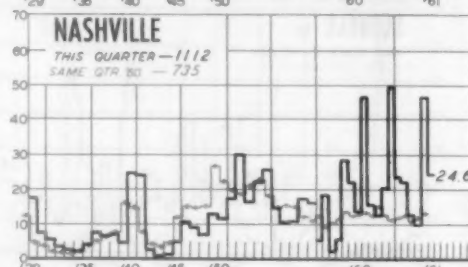
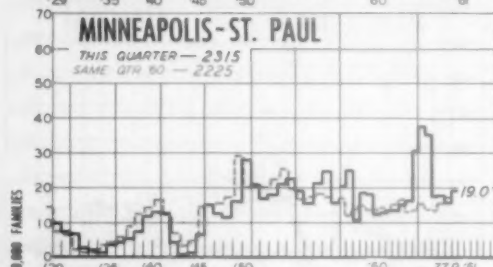
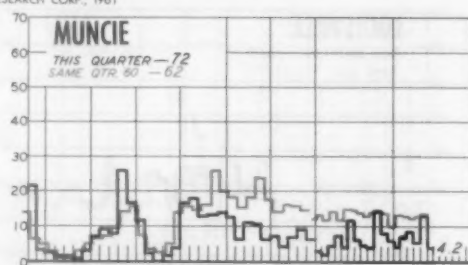
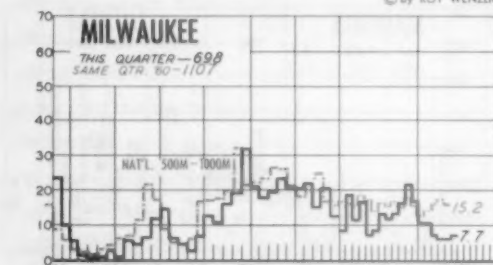
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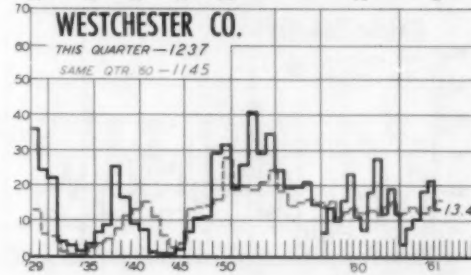
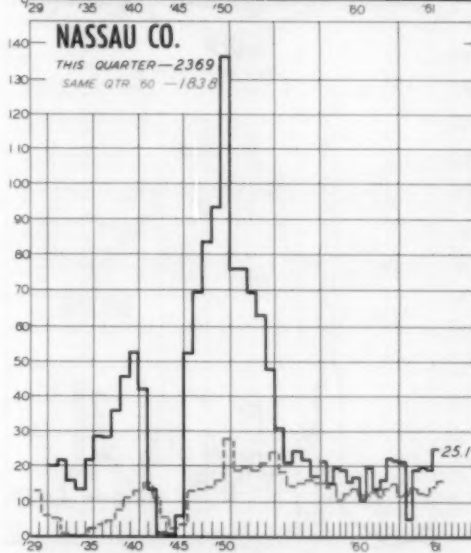
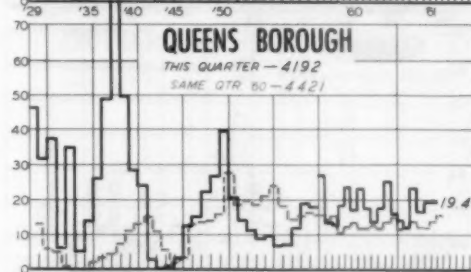
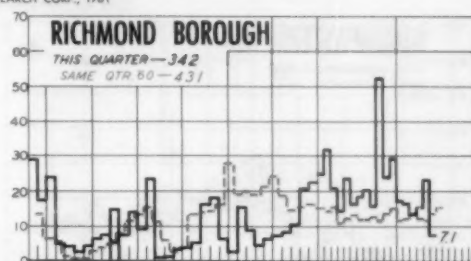
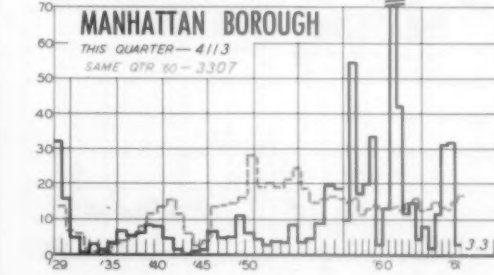
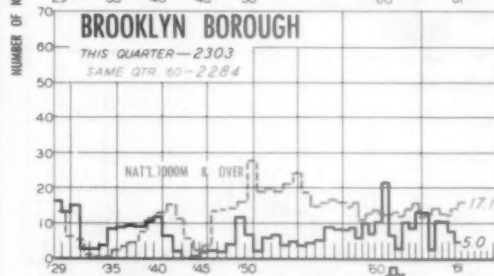
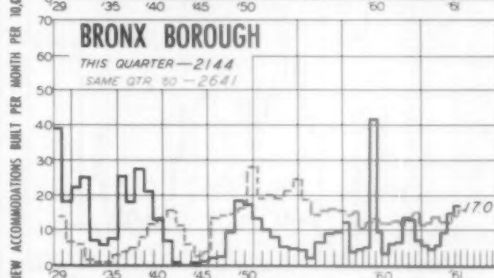
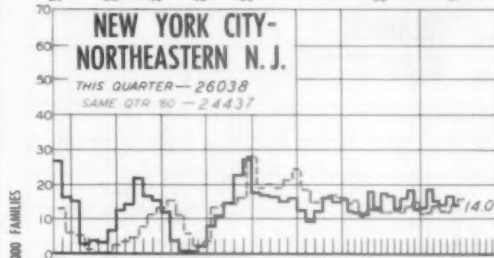
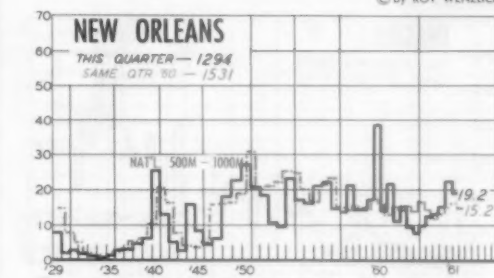
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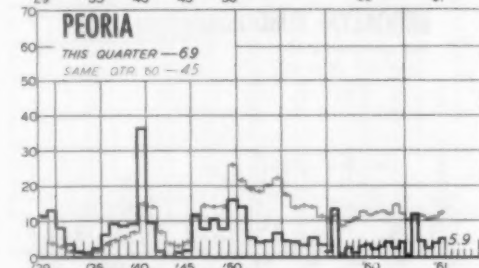
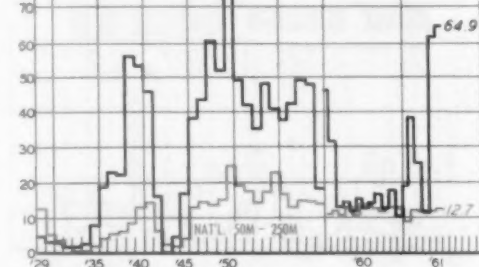
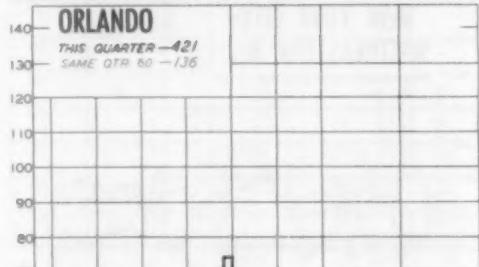
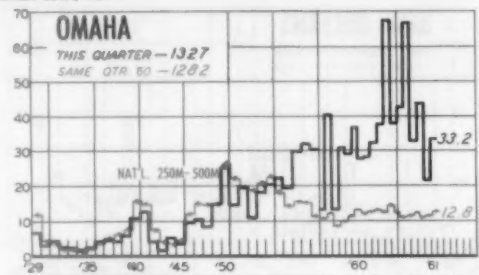
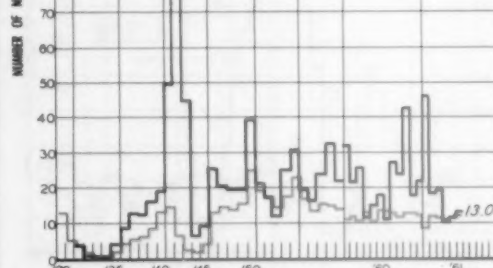
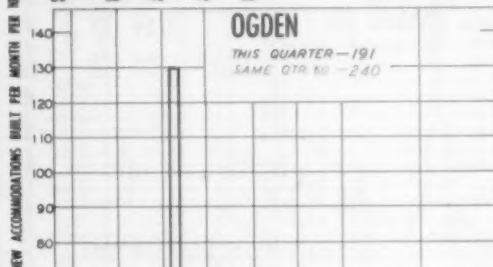
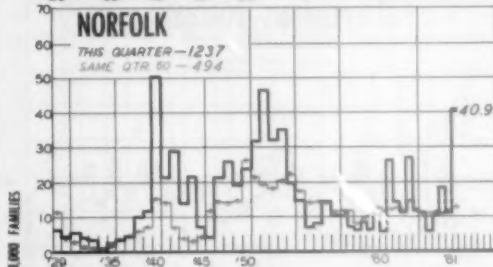
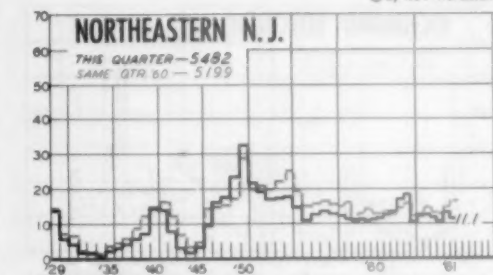
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NUMBER OF NEW ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES

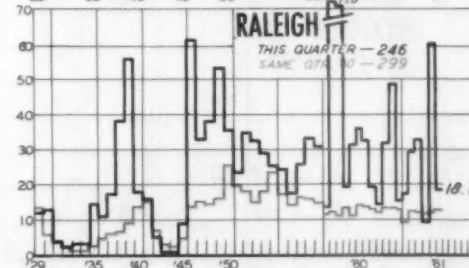
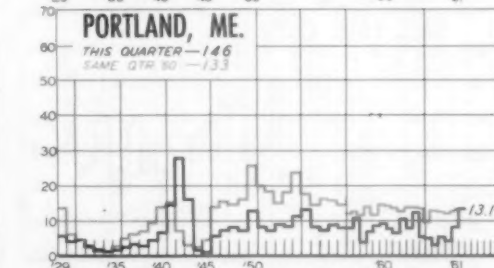
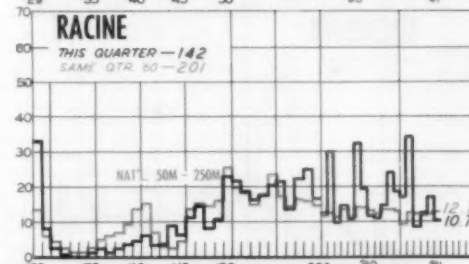
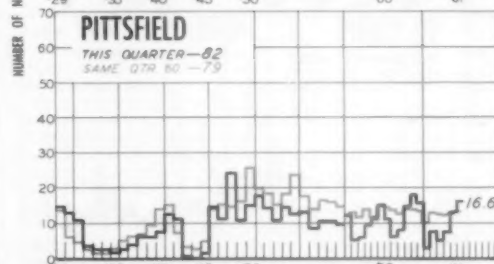
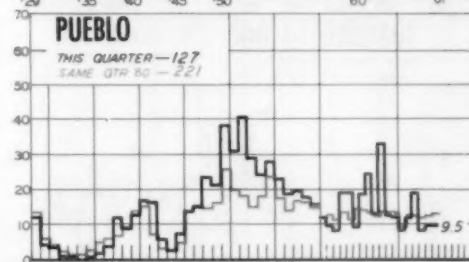
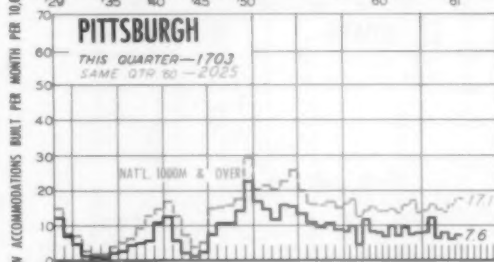
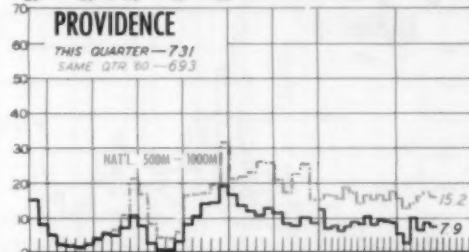
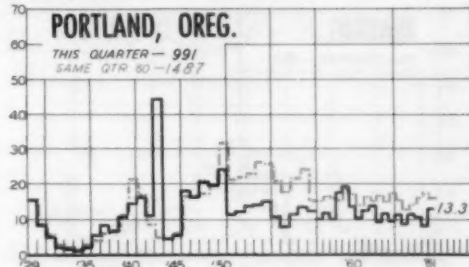
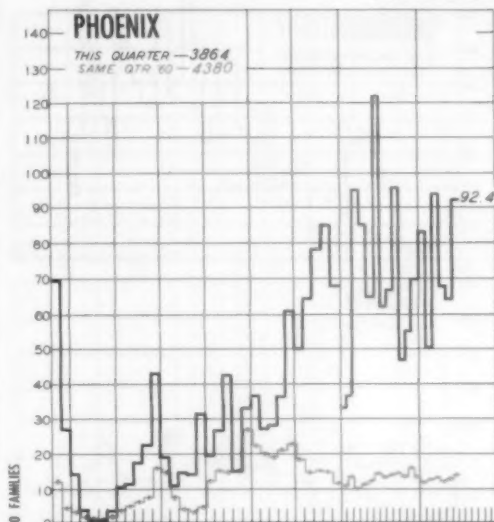
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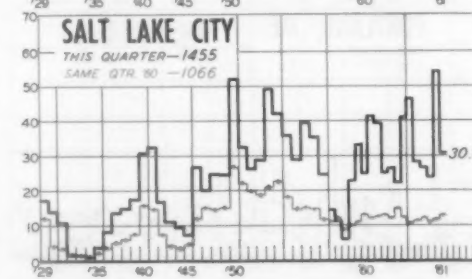
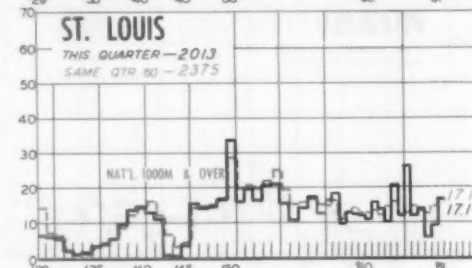
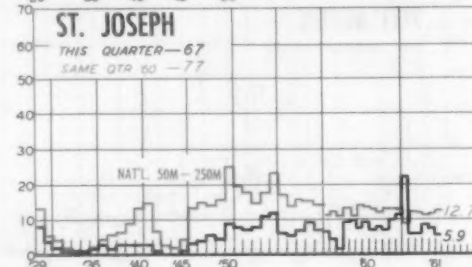
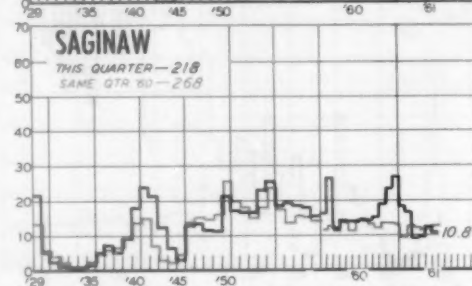
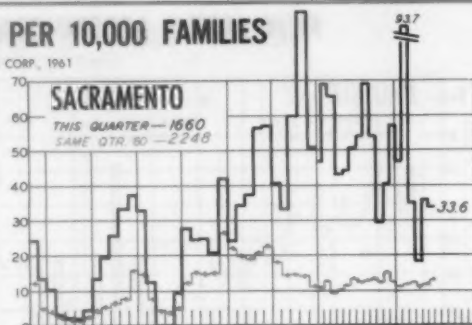
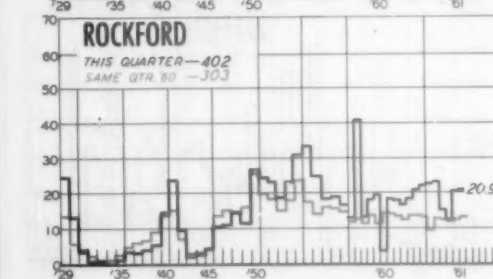
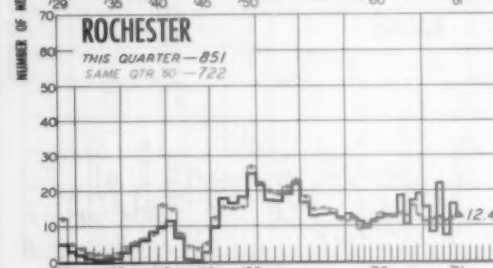
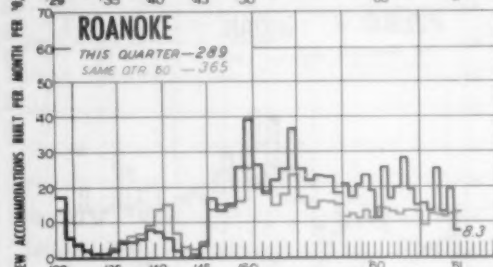
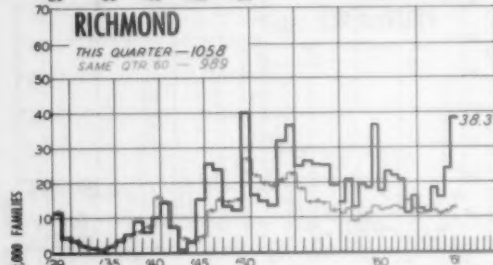
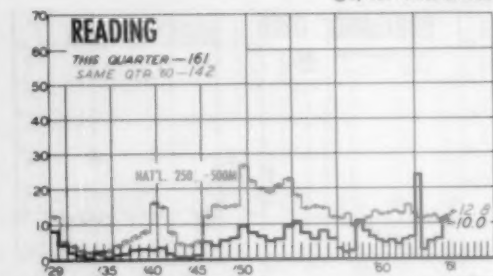
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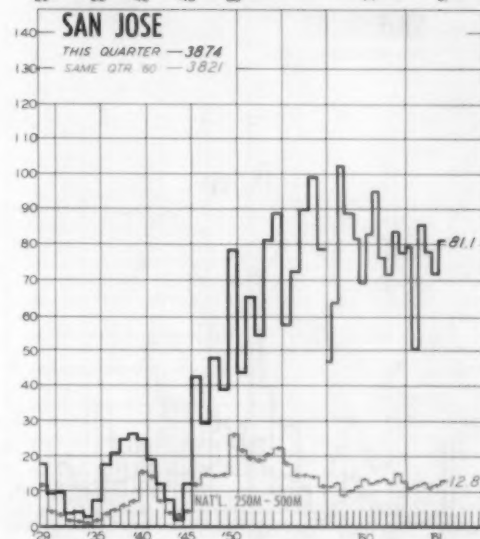
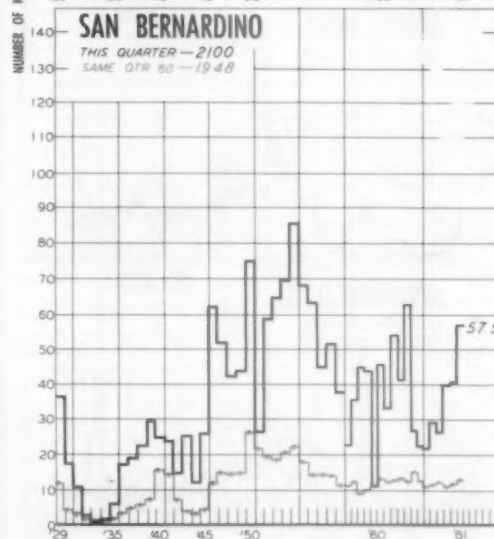
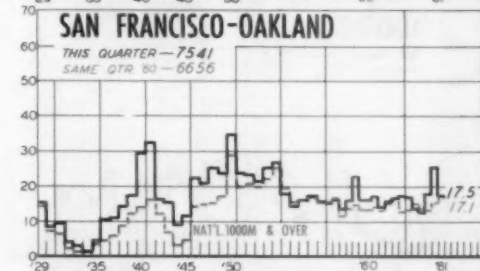
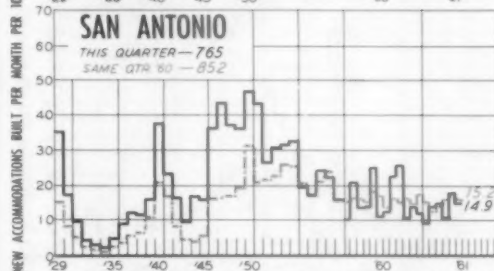
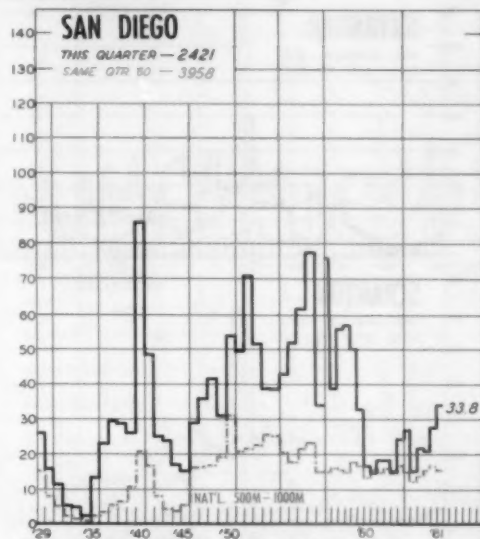
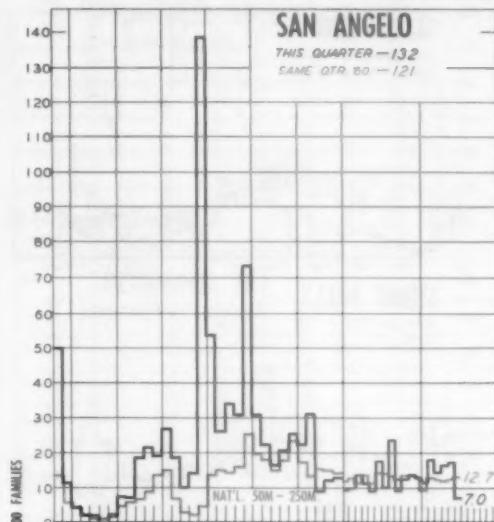
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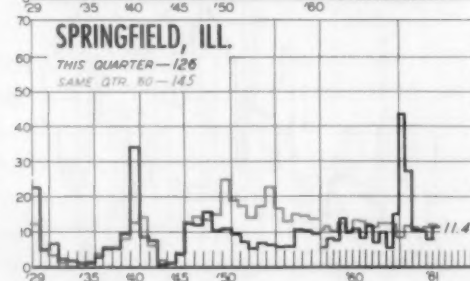
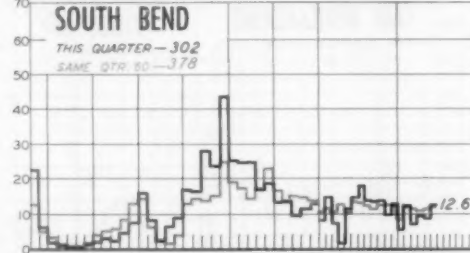
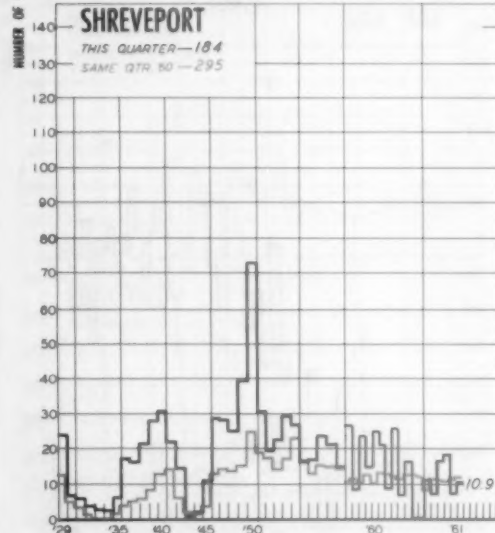
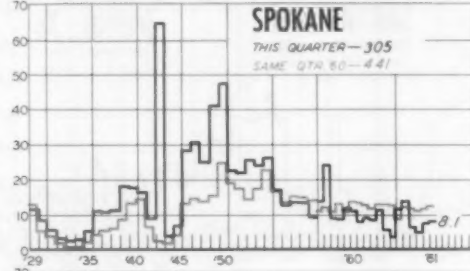
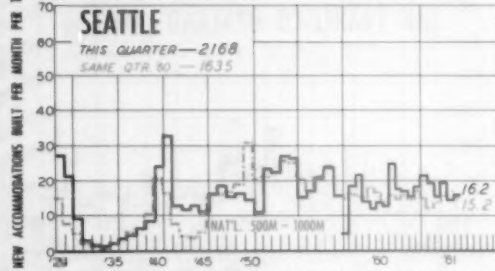
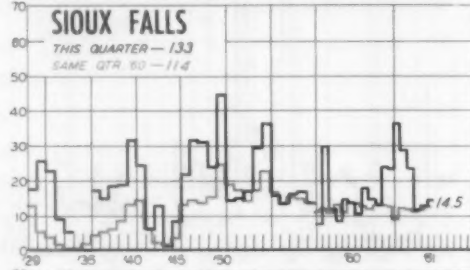
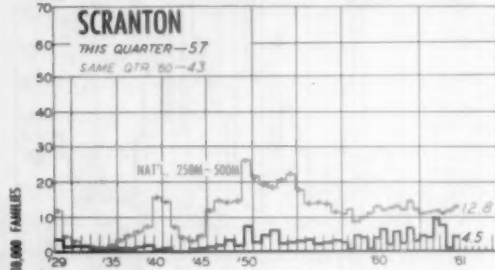
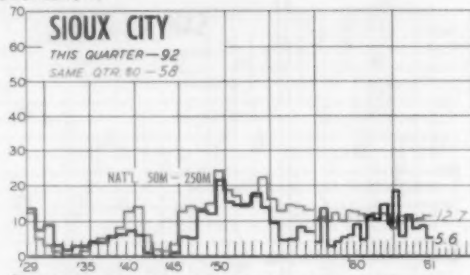
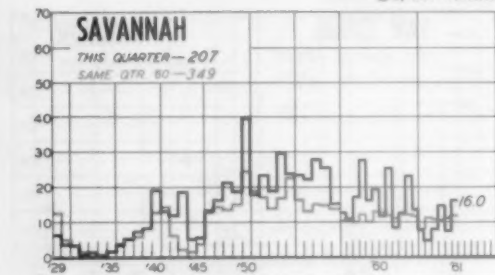
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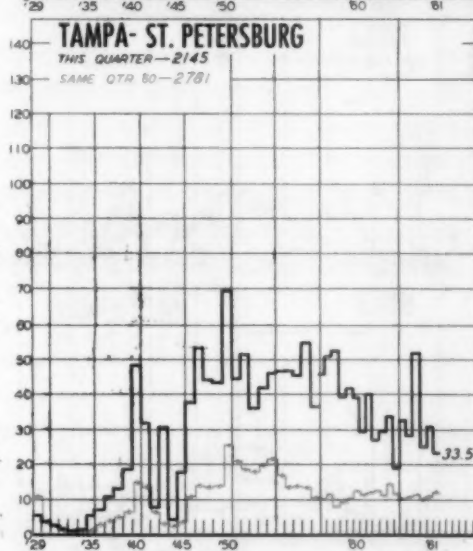
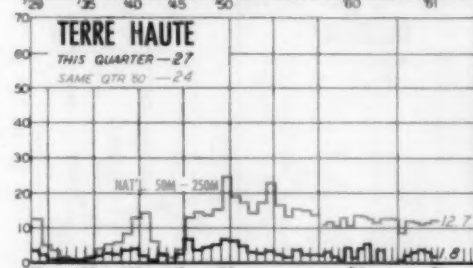
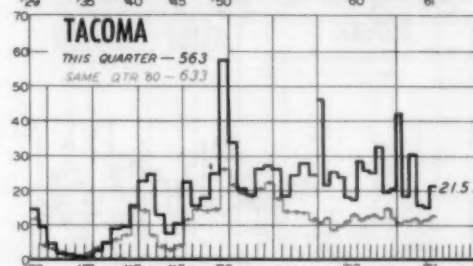
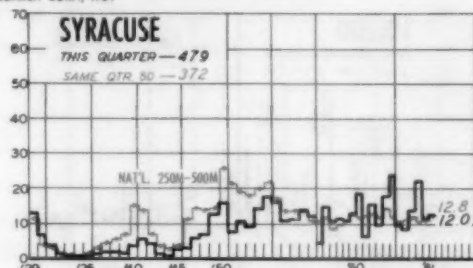
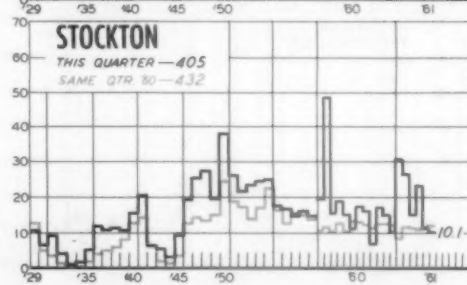
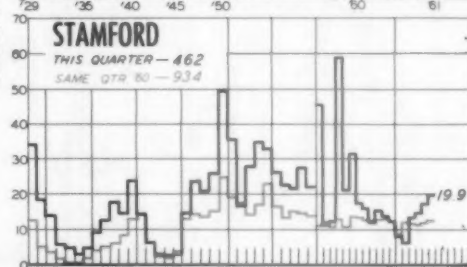
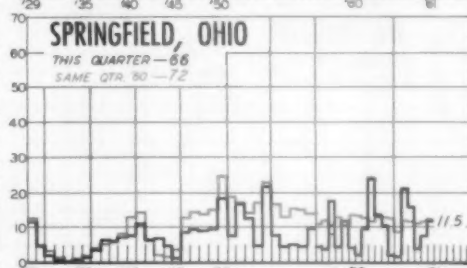
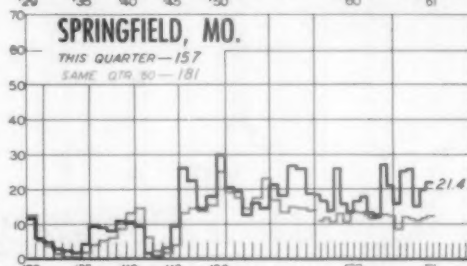
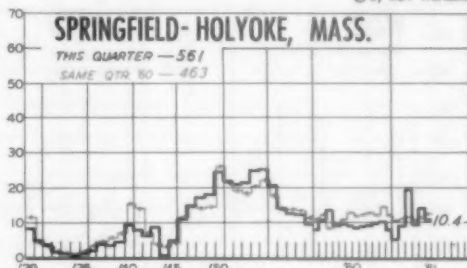
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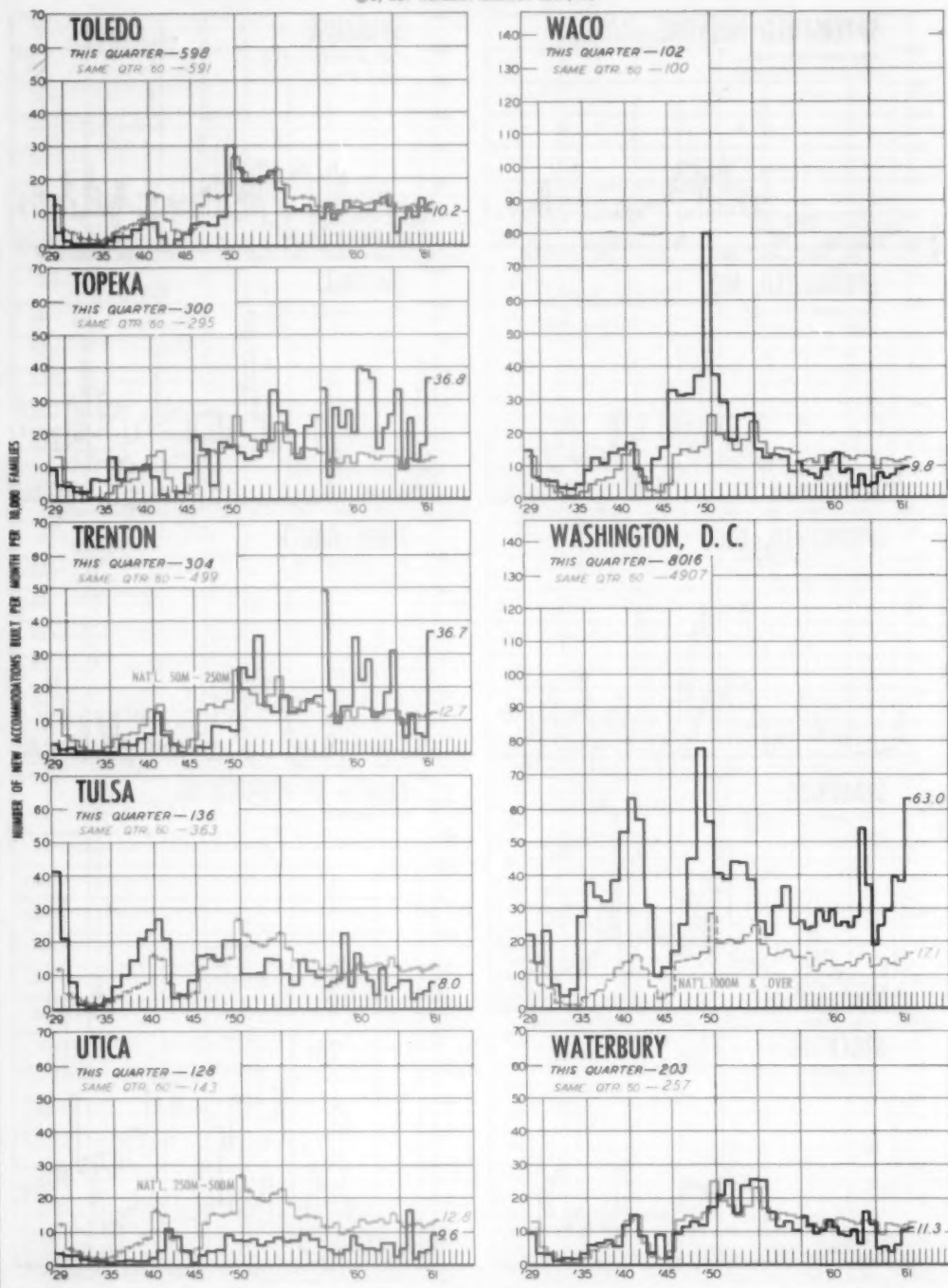
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NUMBER OF NEW ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES



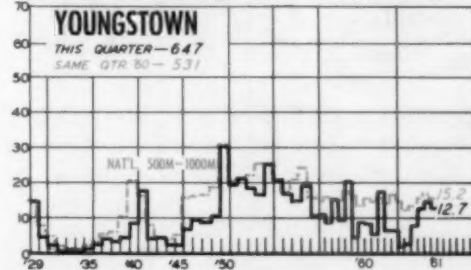
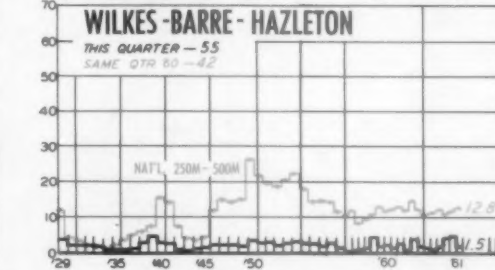
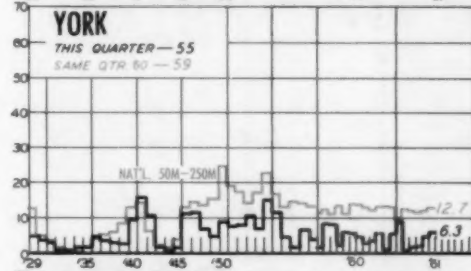
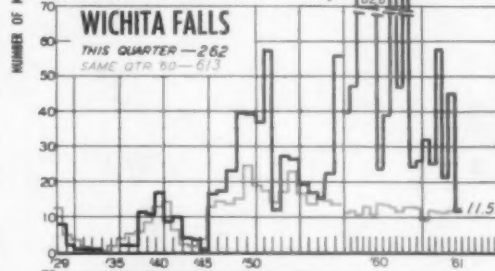
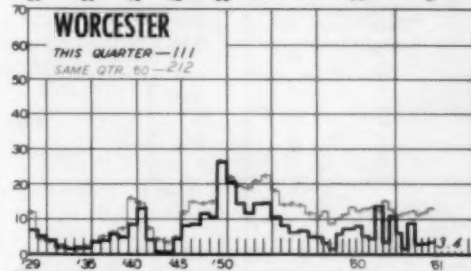
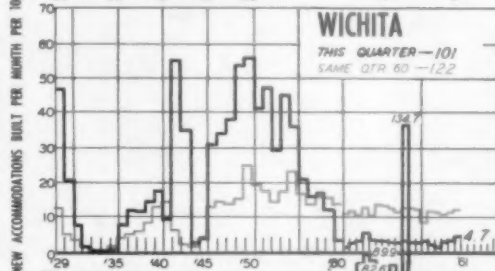
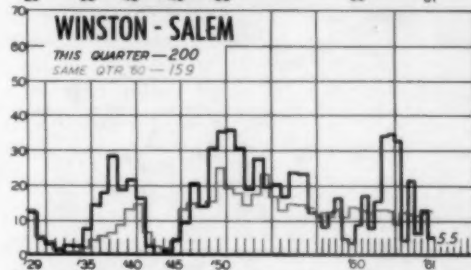
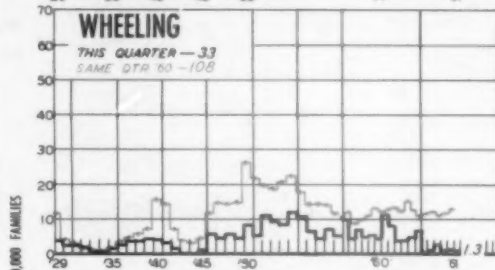
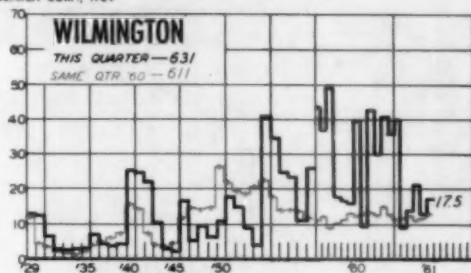
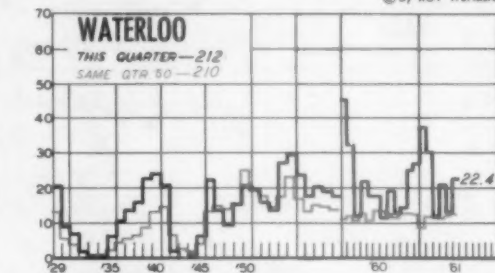
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NUMBER OF NEW ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES



(cont. from page 489)

units, which increased from 5,040 to 10,125 units during the first half year. The largest decreases in construction occurred in Wheeling, West Virginia, with a 73.0 percent decline, and Lexington, Kentucky, with 59.2 percent. Table II shows the 10 cities having the greatest increases and decreases in construction during the first half year and the number of units constructed in each city.

TABLE II

TEN AREAS WITH HIGHEST INCREASES AND DECREASES IN THE  
NUMBER OF DWELLING UNITS CONSTRUCTED  
DURING THE FIRST SIX MONTHS OF 1961 COMPARED TO 1960

Areas With Increases				Areas With Decreases			
City	Total Units		%	City	Total Units		%
	1960	1961			1960	1961	
Charlotte, N. C. . . .	778	1,671	+114.8	Wheeling, W. Va. . . .	189	51	-73.0
Denver, Colo. . . . .	5,040	10,125	+100.9	Lexington, Ky. . . . .	1,189	485	-59.2
Norfolk, Va. . . . .	913	1,758	+92.6	Bay City, Mich. . . . .	64	28	-56.3
Nashville, Tenn. . . .	941	1,726	+83.4	San Diego, Calif. . . .	9,604	4,703	-51.0
Sioux City, Iowa . . .	77	137	+77.9	Stamford, Conn. . . .	1,342	680	-49.3
Salt Lake City, Utah. .	1,288	2,226	+72.8	Jackson, Mich. . . . .	253	131	-48.2
Waco, Tex. . . . .	121	189	+56.2	Tulsa, Okla. . . . .	554	292	-47.3
Peoria, Ill. . . . .	80	123	+53.8	Greenville, S. C. . .	126	69	-45.2
Orlando, Fla. . . . .	482	726	+50.6	Kenosha, Wis. . . . .	425	235	-44.7
Scranton, Pa. . . . .	54	80	+48.1	Wichita Falls, Tex. .	1,099	633	-42.4

The rate of construction during the second quarter of 1961 is shown on Table III by population size of metropolitan areas. The number of dwelling units built per 10,000 families increased in each classification except in the cities having population of 250,000 to 500,000. Oddly enough, five of the cities in Table II showing increases belong to this category.

TABLE III

NEW FAMILY ACCOMMODATIONS PER MONTH PER 10,000 FAMILIES  
(National quarterly averages, seasonally adjusted)

Metropolitan Area Population	1960				1961	
	I	II	III	IV	I	II
Over 1,000,000	15.0	15.8	15.1	17.5	15.7	17.7
500,000 to 1,000,000	20.3	21.6	18.0	20.5	18.3	21.2
250,000 to 500,000	17.9	18.7	18.9	19.3	18.5	17.5
Less than 250,000	15.1	16.1	15.6	16.8	14.8	16.2

From all indications, the number of dwelling units constructed in the third quarter of this year will decrease over the same period of 1960. This decrease in construction will occur in spite of easier money, lower interest rates, and easier terms.

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